

037.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

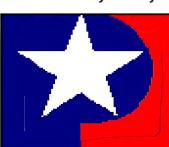
Total Card / Total Parcel

USE VALUE:

1,005,800 / 1,005,800

ASSESSED:

1,005,800 / 1,005,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
85		DECATUR ST, ARLINGTON

Legal Description						User Acct
						25092
						GIS Ref
						GIS Ref
						Insp Date
						12/06/18

## OWNERSHIP

Unit #:

Owner 1: MAHONEY JOHN & PHYLLIS &	
Owner 2: LUSSIANO JOSEPHINE	
Owner 3:	
Street 1: 5 LEE RD	
Street 2:	
Twn/City: WOBURN	
St/Prov: MA	Cntry
Own Occ: N	
Postal: 01801	Type:

## PREVIOUS OWNER

Owner 1: LUSSIANO P & M & J JR& -	
Owner 2: MAHONEY JOHN & PHYLLIS -	
Street 1: 5 LEE RD	
Twn/City: WOBURN	
St/Prov: MA	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .303 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1880, having primarily Vinyl Exterior and 2496 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Census:		Topo	1	Level
Flood Haz:				
D				
s				
t				

Land Section (First 7 lines only)	
Use Code	Description
104	Two Family
	13220
	Sq. Ft.
	Site
	0

IN PROCESS APPRAISAL SUMMARY															Parcel ID				PAT ACCT.				
PREVIOUS ASSESSMENT															Parcel ID				PAT ACCT.				
SALES INFORMATION															TAX DISTRICT				ACTIVITY INFORMATION				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name										
LUSSIANO P & M	59260-514	6/8/2012	Family		100,000	No	No	James Lussiano Jr dod 12/10/1998		12/6/2018	MEAS&NOTICE	CC	Chris C										
LUSSIANO P & MIL	59204-448	5/31/2012	Family		200,000	No	No			3/24/2009	Measured	372	PATRIOT										
LUSSIANO THOMAS	26330-172	5/20/1996	Convenience		99	No	No			3/17/2000	Inspected	276	PATRIOT										
LUSSIANO ROSE	25180-262	2/12/1995			1	No	No	A		2/25/2000	Measured	263	PATRIOT										
										8/20/1993		RV											

Sign:  VERIFICATION OF VISIT NOT DATA

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13220	Sq. Ft.	Site		0	64.	0.62	3										522,624					522,600		

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average			OF-SINK IN BMT PART OF DECATUR GARDENS BEHIND HOUSE GREENHOUSE CHECK MAP.									
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: %				OthrFix: 1	Rating: Fair												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 2									
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good												
Color: YELLOW				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1880	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2	- Plaster			Functional:				Interior:	2	5	2						
Sec Int Wall:	%			Economic: C - Com Locatio	5.0 %			Additions:									
Partition: T - Typical				Special:	%			Kitchen:									
Prim Floors: 3 - Hardwood				Override:	%			Baths:									
Sec Floors: 4 - Carpet	20 %			Total:	30.08 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				<b>COMPARABLE SALES</b>				Heating:									
Bsmnt Gar:				Basic \$ / SQ: 180.00				General:	2	10	4						
Electric: 3 - Typical				Size Adj.: 1.07067311				<b>TOTALS</b>									
Insulation: 2 - Typical				Const Adj.: 0.99782026													
Int vs Ext:				Adj \$ / SQ: 192.301													
Heat Fuel: 2 - Gas				Other Features: 109300													
Heat Type: 5 - Steam				Grade Factor: 1.00													
# Heat Sys: 2				NBHD Inf: 1.00000000													
% Heated: 100	% AC:			NBHD Mod:													
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00													
% Com Wal	% Sprinkled			Adj Total: 687515													
				Depreciation: 206805													
				Depreciated Total: 480711													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:			Ind. Val:									
Make:				Juris. Factor:				Before Depr: 192.30									
Model:				Special Features: 0				Val/Su Net: 116.11									
Serial #:				Final Total: 480700				Val/Su SzAd: 192.59									
Year:				<b>PARCEL ID</b> 037.0-0002-0003.0													
Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X16	A	FR	1970	30.63	T	49	104			2,500		2,500
<b>PARCEL ID</b> 037.0-0002-0003.0																	
More: N				Total Yard Items: 2,500				Total Special Features:				Total: 2,500					
<b>SKETCH</b>																	
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	